

1669-1683 W. 11TH STREET

LOS ANGELES, CA 90015 | 10 RESIDENTIAL UNITS & 6 RETAIL STOREFRONTS

IMMEDIATE CASHFLOW WITH NEAR-TERM LEASING UPSIDE

NEW PRICE
\$2,100,000
SUBMIT OFFERS



EXCLUSIVELY LISTED BY:

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DORIN
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THE OFFERING

EXISTING INCOME TODAY. DEFINED GROWTH THROUGH LEASING AND ASSET MANAGEMENT.

1669–1683 W. 11th Street presents the opportunity to acquire a **value-add mixed-use investment property** strategically positioned in **Central Los Angeles**.

The Property combines **stable residential occupancy, established retail tenancy, and three lease-ready storefronts**, creating a clear path to **increasing cash flow through lease-up and contractual rent growth**.

Ownership has completed **substantial improvements to the retail component**, allowing future ownership to focus primarily on **leasing execution, revenue optimization, and long-term asset management** rather than significant capital improvements.



FOR SALE:

\$2,100,000
ASKING PRICE

\$207/SF
PRICE PER SQ. FT.

Property Type	Mixed-Use (16 units)
Residential Units	10
Retail Storefronts	6
Gross Building Area	10,154 SF
Estimated Rentable Area	±8,000 SF
Lot Size	5,385 SF
Year Built	1925 / Renovated

KEY OFFERING HIGHLIGHTS:

- \$2,100,000 Asking Price
- In-Place NOI: ±\$102,500
- Projected Stabilized NOI: ±\$190,000
- 10 Residential Units (90% Occupied)
- Three Lease-Ready Retail Suites
- Long-Term Ownership Since 2001
- Limited Near-Term CapEx Required

CURRENT INCOME | FUTURE GROWTH

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INVESTMENT HIGHLIGHTS

A RARE COMBINATION OF EXISTING INCOME, LEASE-UP OPPORTUNITY, AND LONG-TERM GROWTH POTENTIAL

Six Reasons Investors Will Like This Asset

- 01 IMMEDIATE CASH FLOW**
Stable residential occupancy and operating retail tenants provide day-one income.
- 02 LEASE-READY RETAIL SPACE**
Three renovated storefronts positioned for immediate occupancy
- 03 EXISTING RENT UPSIDE**
Current retail rents are below contractual lease obligations, creating an opportunity to increase income through enforcement of existing provisions.
- 04 LIMITED CAPITAL REQUIREMENTS**
Many physical improvements already completed
- 05 MULTIPLE REVENUE DRIVERS**
Residential rents, retail lease-up, and utility reimbursements
- 06 LONG-TERM OWNERSHIP STEWARDSHIP**
Over two decades of maintaining the property



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PROPERTY DETAILS

Property Type	Mixed-Use
Address	1669-1683 W. 11th Street, Los Angeles, CA 90015
Year Built	1925
Building Area	±10,154 SF (2-Stories)
Rentable Area	±8,000 SF
Lot Size	5,385 SF
Parking	None
Construction	Masonry
Utilities	Individually Metered

Rentable area includes ±4,300 SF of retail space and ten residential units. Common areas, utility rooms, stairwells, and circulation corridors are excluded.



Property Wide

- Prominent Corner Location
- Refreshed Exterior Façade
- Regularly maintained common area and corridors.

Building Systems

- Commercial-Grade Electrical
- Individual Residential & Retail Metering
- Centralized Utility Infrastructure
- Maintained Roof & Building Systems

MIXED-USE CONFIGURATION

The Property consists of ten residential units located above six ground-floor retail storefronts, creating diversified income streams and multiple avenues for future revenue growth.

The corner location provides visibility along both street frontages while the interior residential corridor offers efficient access to all residential units.

Residential

Category	Summary
Units	10
Unit Type	Large Studio
Avg Unit Size	±370 SF
Occupancy	90%
Avg. Rent	±\$1,040/Mo.
Market Rent	±\$1,350/Mo.

Retail

Category	Summary
Storefronts	6
Retail Area	±4,300 SF
Occupancy	53%
Available Suites	3
Frontage	Corner Location
Market Rent	\$2.50/SF/MG

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RESIDENTIAL INTERIORS

The residential component consists of ten professionally maintained large studio units arranged around a unique skylit corridor. The efficient floor plans appeal to workforce renters seeking affordability, convenience, and proximity to employment centers throughout Central Los Angeles.



10 LARGE STUDIO UNITS



AVG UNIT SIZE: 370 SF



REMODELED UNITS



FULL BATHROOMS



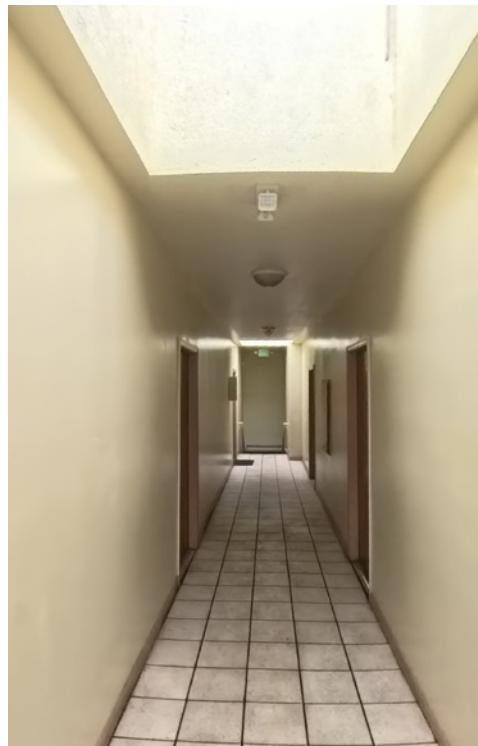
SKYLIT CORRIDOR



SEPARATE ACCESS



WALKABLE LOCATION



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RETAIL INTERIORS

The retail component represents the primary value creation opportunity at the Property.

Recent improvements completed by ownership have substantially reduced future leasing friction and positioned the available storefronts for immediate occupancy.



6 TOTAL RETAIL UNITS



3 RECENTLY RENOVATED



LARGE-FORMAT TILE



UPGRADED DROP CEILING



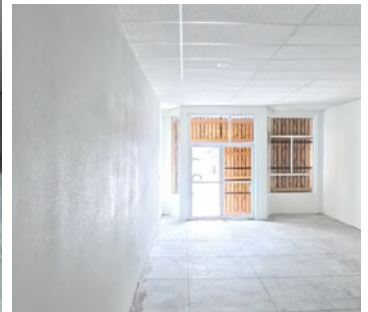
RECESSED LED LIGHTING



STOREFRONT GLASS



NATURAL LIGHT



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CURRENT RENT ROLL

IN-PLACE REVENUE SUMMARY

Income Source	Monthly	Annual
Residential	\$9,459	\$113,508
Retail	\$5,605	\$67,260
Total In-Place Income	\$15,064	\$180,768

TOTAL OCCUPANCY

Component	Occupancy
Residential	90%
Retail	53%
Overall	73%

CURRENT PROPERTY INCOME

RESIDENTIAL INCOME
\$113,508

RETAIL INCOME
\$67,260

TOTAL IN-PLACE INCOME
\$180,768

RESIDENTIAL RENT ROLL

Metric	Value
Units	10
Occupied	9
Vacancy	1
Avg Rent	\$1,051
Avg Rent/SF	\$2.84
Avg Unit Size	370 SF

RESIDENTIAL UNIT DETAIL

Units	Rent Range
9 Occupied	\$873-\$1,315
1 Vacant	Available

RESIDENTIAL RENT GROWTH POTENTIAL

- Avg Rent 22% Below Market
- Future Rent Growth Primarily Driven Through Natural Tenant Turnover
- Several Residents Have Occupied the Property for More Than 10 Years

RETAIL RENT ROLL

Suite	Tenant	Sq. Ft.	Monthly Rent	Lease Expiration
1679-1683	Sean's Liquor Store	1,650	\$3,605	10/31/2031
1677	Smoke Shop	675	\$2,000	10/31/2028
1675	Vacant	675	—	—
1673	Vacant	675	—	—
1671	Vacant	675	—	—

RETAIL HIGHLIGHTS

- Three Lease-Ready Storefronts
- Updated Electrical Infrastructure
- Renovated Restrooms & Finishes
- Limited Tenant Improvements Anticipated

OPERATING EXPENSES & PROPERTY OPERATIONS

Well-Maintained Building Systems Support Stable Operations

The Property benefits from a straightforward operating structure supported by individually metered utilities, long-term ownership stewardship, and recently completed improvements. Operating expenses are primarily driven by property taxes and insurance, while controllable operating costs remain modest relative to the Property's income base.

OPERATING EXPENSES SUMMARY

Expense Category	Annual Expense
General / Payroll / Other	\$3,000
Utilities	\$14,100
Repairs & Maintenance	\$4,800
Trash & Waste Removal	\$10,000
Make Ready	\$3,742
Management Fee	\$7,102
Property Taxes	\$26,250
Insurance	\$19,203
Total Operating Expenses	\$88,197

OPEX BREAKDOWN

Metric	Amount
Total Expenses	\$88,197
Operating Expenses (Ex-T&I)	\$42,744

Taxes and insurance account for 48% of total operating expenses, while controllable operating costs remain modest relative to it's income base.

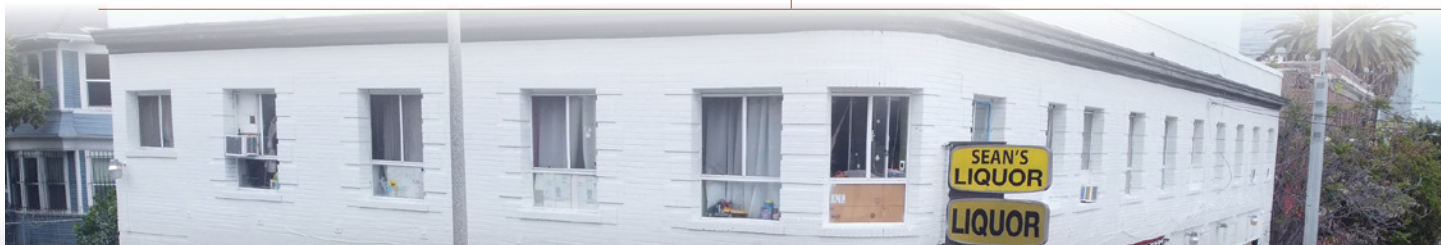
The Property benefits from a straightforward operating structure supported by individually metered utilities and recently completed improvements.

OPERATING CHARACTERISTICS

- Individually Metered Residential & Retail Services
- Diversified Residential & Retail Income Streams
- Long-Term Ownership
- Recent Building & Storefront Improvements
- Commercial-Grade Electrical Infrastructure
- Limited Near-Term Capital Requirements

OPERATING ASSUMPTIONS

Metric	Amount
Management Fee	3.0% of EGI
Property Taxes	1.25% of Price
Utilities	Separately Metered
Insurance	Current Estimate
Expense Recoveries	Retail Reimbursements Included



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STRATEGIC LOCATION

Positioned Within One of Central Los Angeles' Most Active Urban Corridors

The Property benefits from immediate access to Downtown Los Angeles, USC, major employment centers, and one of the region's most densely populated residential neighborhoods.

REGIONAL DEMAND DRIVERS:

- 01 DOWNTOWN LOS ANGELES**
The region's primary employment, business, and cultural center.
- 02 USC INFLUENCE**
Major university generating consistent housing, retail, and employment demand.
- 03 CRYPTO.COM ARENA / LA LIVE:**
Regional entertainment destination attracting millions of annual visitors.
- 04 KOREATOWN:**
One of LA's most active neighborhoods with strong residential and retail demand.
- 05 I-110 & I-10 FREEWAYS:**
Immediate access to Downtown Los Angeles and major regional transportation corridors.



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NEIGHBORHOOD

Dense Area Supporting Residential & Retail Demand

The Property is located within Pico-Union, one of Los Angeles' most densely populated residential neighborhoods. The surrounding area is characterized by established workforce housing, neighborhood-serving retail, strong pedestrian activity, and continued investment driven by proximity to Downtown Los Angeles, USC, and major employment centers.

- Immediate access to Downtown Los Angeles, USC, Koreatown, and major employment centers.
- Dense workforce housing area supporting demand.
- Walkable urban location supported by public transit
- High population density creates a deep tenant pool for both residential and retail uses.

Key Growth Drivers



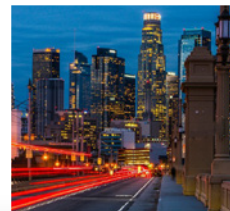
University of Southern California (USC)

One of the nation's leading private universities, USC serves more than 49,000 students and continues to generate sustained demand for off-campus housing.



Housing Supply Constraints

Limited land availability near USC, coupled with continued enrollment and housing demand, has supported ongoing investment in infill residential development throughout the surrounding submarket.



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LOCAL AMENITIES

01 DAILY NEEDS RETAIL

Numerous neighborhood markets and convenience stores along W. 11th Street, Venice Blvd, and Pico Blvd. Local pharmacies, cellular stores, check-cashing services, and personal services nearby.

02 LOCAL DINING

Dense concentration of family-owned restaurants, taquerias, bakeries, coffee shops, and quick-service food options throughout Pico-Union.

03 PUBLIC TRANSPORTATION

Metro bus service along Pico Boulevard, Olympic Boulevard, Vermont Avenue, and Venice Boulevard.

04 SCHOOLS & COMMUNITY FACILITIES

Several public schools, community centers, and religious institutions within the neighborhood. Dense residential population supporting stable neighborhood activity.

05 RECREATION

Nearby community parks and recreation facilities including the Pico-Union area park system.

06 HEALTHCARE & SERVICES

Community clinics, medical offices, dental providers, and social services located throughout the immediate area.



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PRIDE OF OWNERSHIP

RECENT CAPITAL IMPROVEMENTS SUPPORT IMMEDIATE OPERATIONS

The Property features a well-maintained utility and building systems area with commercial-grade electrical infrastructure, individual tenant metering, and centralized building services. This organized infrastructure reflects long-term ownership stewardship and supports efficient ongoing operations.

Recent Improvements:

- Renovated Retail Suites
- Updated Electrical Panels
- Renovated Restrooms
- New Flooring
- Fresh Interior Finishes
- Continued Maintenance

COMMERCIAL-GRADE BUILDING INFRASTRUCTURE



LONG-TERM OWNERSHIP STEWARDSHIP

Historical imagery illustrates more than two decades of continuous ownership, ongoing maintenance, and long-term investment in the Property.



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